

Market Neighborhood Association (MNA) Meeting
January 16, 2013
Meeting Minutes

Meeting Chairperson: Doug Sollitt (At Large)

7:00 PM – Welcome/Intro

7:10 PM – Kirkland Police Dept. Officer Update

- Overall minimal issues recently around the Market neighborhood
- Some car prowls, mail theft
- Targeted drug issues

7:15 PM – Market Neighborhood Association introductions

7:20 PM – Neighbor/attendee introductions

7:22 PM – Dave Asher, City Council Member – Discuss the recent zoning change to Market Street property, primarily MSC 2 (property from Zip market to dry cleaner on Market) zoning changes

MSC 2

- Up to 48 units/acre allowed (property is just under 1 acre and adjacent to low density property on block)
- First floor must be at least 13' high, with a total, allowable property height of 28'
- First floor retail with residential above
- Can be up to 0' front of property, but requires 10' sidewalks and pedestrian weather protection
- Affordable housing incentives for developer possible

Other

- City is kicking off a 2-year city-wide plan to focus on non-neighborhood specific planning and create a comprehensive, city-wide plan

7:44 PM – Paul Stewart, Deputy Director of Planning – Clarifying any zoning and density questions

- Reviewed Commercial Code changes for MSC2, by each line item
- MSC2: Given size of property and codes, unlikely more than 40 units possible; no single occupancy units allowed
- Attendee feedback that the city is changing the rules midstream (Potala issue); city changes are driven by concerns from large contingent of neighbors

7:55 PM – Eric Campbell, President – CamWest – Discuss property and developing process in Kirkland from a business/owner perspective

- Zoning in Kirkland very complicated (more so than cities like Bellevue) largely due to the value/importance of lake views; zoning can vary slightly block by block
- Density itself is not driving density zoning, but parking requirements largely driving density
- Recommended you understand what is meant by “retail” in certain zoning; it could be “service retail” (i.e. spa) vs. traditional goods retail

- Developers can overcome height limitations by digging down into the property

8:15 PM – Old Business/New Business

- **Easter Egg Hunt:** Saturday before Easter and again at Waverly Beach Park; volunteers needed to donate and hide eggs
- **Neighborhood Tool Project**
 - Suggestion to have a collection of tools that neighbors can “checkout” and use
 - Idea from neighborhoods in Portland and West Seattle
 - Instead of an actual toolshed, it will be digital lending library posted on the MNA website: <http://marketneighborhood.org/toollibrary.html>
- **KAN Meeting Update**
 - Discussion on zoning topics discussed today and broader zoning concerns
 - Focus on communication of zoning regulations & feedback between neighborhoods

8:25 PM – Meeting Adjured

Minutes Recorded by Jason Hofmann – MNA Board Secretary